128.0	0003	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	779,800 / 779,800
					USE VALUE:	779,800 / 779,800
					ASSESSED:	779,800 / 779,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
29		WALNUT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GHAI JESSICA & SANDEEP
Owner 2:	
Owner 3:	
Street 1:	29 WALNUT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HOURICAN SEAN F & BONNIE B -
Owner 2:	-
Street 1:	29 WALNUT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .069 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Wood Shingle Exterior and 1490 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3025.000	367,800	3,400	408,600	779,800
Total Card	0.069	367,800	3,400	408,600	779,800
Total Parcel	0.069	367,800	3,400	408,600	779,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 523.50 /Parcel: 523.50

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 83171

GIS Ref

GIS Ref

Insp Date 09/06/17

!10037!

PREVIOUS ASSESSMENT

Parcel ID 128.0-0003-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	367,800	3400	3,025.	408,600	779,800		Year end	12/23/2021
2021	101	FV	357,200	3400	3,025.	408,600	769,200		Year End Roll	12/10/2020
2020	101	FV	356,800	3400	3,025.	408,600	768,800	768,800	Year End Roll	12/18/2019
2019	101	FV	297,800	3400	3,025.	383,100	684,300	684,300	Year End Roll	1/3/2019
2018	101	FV	252,500	3400	3,025.	316,700	572,600	572,600	Year End Roll	12/20/2017
2017	101	FV	189,000	3400	3,025.	291,100	483,500	483,500	Year End Roll	1/3/2017
2016	101	FV	189,000	3400	3,025.	265,600	458,000	458,000	Year End	1/4/2016
2015	101	FV	178,300	3400	3,025.	260,500	442,200	442,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	09:59:49

LAST REV

Date	Time
11/01/18	15:32:44
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10037

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOURICAN SEAN F	69423-104		6/13/2017		750,000	No	No		
TACITO COSMO C	68436-321		11/18/2016	Change>Sale	507,000	No	No		
TACITO COSMO C	53899-532		11/25/2009	Family	1	No	No		Margaret M Buckley d.o.d. 11/12/2012 bk 68436
TACITO COSMO	30769-494		10/18/1999	Convenience	1	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/14/2016	1539	Heat App	17,000	C				HVAC
11/23/2016	1450	Inter Fi	48,500	O				new kitchen +full

ACTIVITY INFORMATION

Date	Result	By	Name
9/6/2017	Measured	DGM	D Mann
9/6/2017	Permit Visit	DGM	D Mann
9/6/2017	Left Notice	DGM	D Mann
12/31/2008	Meas/Inspect	372	PATRIOT
11/29/1999	Meas/Inspect	243	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	83171
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3025		Sq. Ft.	Site		0	80.	1.69	9									408,600						408,600	

Total AC/HA:	0.06944	Total SF/SM:	3025	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	408,600	Spl Credit		Total:	408,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	E - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	1.09978020
Adj $ / SQ:	200.435
Other Features:	81523
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	385493
Depreciation:	17733
Depreciated Total:	367761

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 7 | BRs: 3 | Baths: 1 | HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

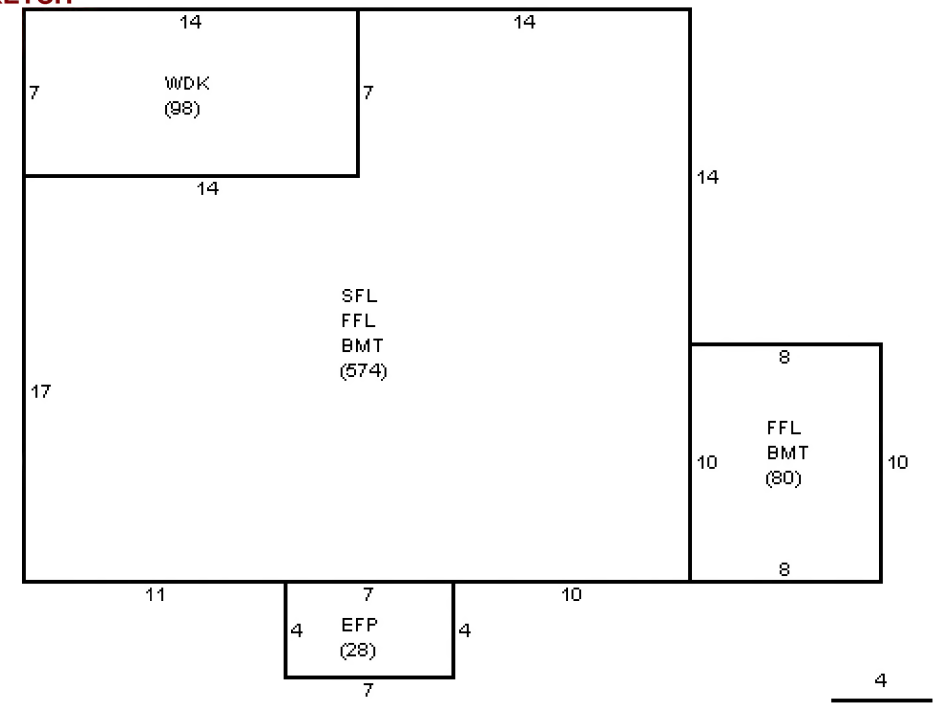
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	200.43
Special Features:	0	Val/Su Net:	183.17
Final Total:	367800	Val/Su SzAd	299.51

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	654	82.380	53,876
FFL	First Floor	654	200.430	131,084
SFL	Second Floor	574	200.430	115,050
WDK	Deck	98	17.600	1,724
EFP	Enclos Porch	28	79.840	2,236

Net Sketched Area: 2,008 | Total: 303,970

Size Ad 1228 | Gross Area 2008 | FinArea 1490

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	40	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 128.0-0003-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	AV	1927	26.57	T	40	101			3,400			3,400

More: N | Total Yard Items: 3,400 | Total Special Featues: | Total: 3,400